

#### FOUNDATIONS:

- Slab on grade

#### FRAME SYSTEM:

- I Joist second floor
- 3/4" T&G top-notch OSB subfloor, glued and nailed
- Kiln-dried 2 x 6 exterior wall construction at 24" o.c.
- 7/16" OSB wood exterior wall sheathing
- 9' ceiling height first floor
- 8' ceiling height second floor

#### CONCRETE FLOORS:

- Concrete floor mix (#3500 psi) for porch, and slab floors

#### ROOF SYSTEM:

- Engineered roof trusses at 24" o.c. with 7/16" OSB roof sheathing and H clips
- 15 lb. felt, 35" – 60 lb. starter roll with seal-down Landmark Architectural shingles (30 year warranty), ice shield 36"
- Roof ventilation by ridge vents and vented soffit
- Roof pitch and one foot overhangs per plan

#### WINDOWS AND EXTERIOR DOORS:

- Low E vinyl double hung with tilt outs (per house design) with screens
- Steel insulated entrance door

#### INSULATION:

- House ceiling: R-38 blown insulation
- House walls: R-19 insulation
- Cantilevered floor joists: R-30

#### SHEETROCK:

- 1/2" sheetrock throughout; sand float ceiling and closets

#### EXTERIOR FINISH:

- Northwoods shake siding on gables - some stone face
- CertainTeed Monogram Series vinyl siding and trim on sides & rear

#### MECHANICAL SYSTEMS:

- White Mansfield and Lasco plumbing fixtures or equal with Moen faucets
- Stainless steel double bowl kitchen sink
- 30 gallon electric hot water heater
- One exterior hose spigot
- Propane gas forced air furnace and air conditioner
- 150 amp electric service with circuit breakers
- Smoke detectors and carbon monoxide detectors per building codes
- GFI outlets per NYS Underwriters code including two exterior
- Pre-wire basic security system
- 2 Telephone outlets and 2 Cable television outlets

#### INTERIOR FINISHES:

- Painted six panel Colonist interior doors
- Painted baseboard, window and door casing – 3" casing & 5" base on first floor; 2 1/4" casing & 3" base on second floor
- Crown moulding in foyer & living room
- Bi-fold and/or by-pass closet doors with wood jambs
- Walls: two coats flat latex paint (off-white)
- Maple cabinets with crown molding and Mountain Mist (white) vanities per house design
- Light fixture allowance of \$500. *Includes fixtures, bulbs, medicine cabinet.*
- 5 recessed lights in kitchen

#### FLOOR COVERINGS AND LAMINATED COUNTERTOPS:

- Ceramic floors in bathrooms and kitchen Allowance: \$2.50/sq.ft. (Material only)
- Nylon pile carpet with 1/2" 6 lb density foam pad in other areas. Allowance: \$16.00/sq.yd.
- Standard Corian countertops in kitchen
- Wilson Art laminate countertops in baths
- Fiberglass 1 pc tub/shower– main bath; shower - master

#### APPLIANCES

- GE self-cleaning, freestanding electric glass top range
- GE E-Star dishwasher
- GE spacemaker microwave (non-vented)
- GE 1/3 HP garbage disposal
- Refrigerator included

#### LANDSCAPING:

- Paved parking area
- Brick pavers to front entry
- Deck with Timberdeck Decking
- Landscape package

#### ENERGY STAR AVAILABLE

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